

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 20, 2016

SUMMARY

A request by Mill Creek Manor, Inc. (owner) for approval of a C-P (Planned Business District) development plan to be known as "Wyndham Commercial Corner C-P Plan". The 2.5-acre subject site is located on the northeast corner of Scott Boulevard and State Route KK. **(Case #16-205)**

DISCUSSION

The applicant is requesting approval of a commercial development plan on the subject site. The property was zoned C-P (Planned Business District) upon annexation into the city in 2007 (Ord. #019437, attached). The zoning allows for neighborhood-oriented commercial and office uses, including the proposed one-story retail building (5,000 sq. ft.) and daycare center (12,000 sq. ft.). Fifty-two percent of the site is shown as being maintained in open space, most of which is located between the buildings and residential lots to the east of the subject property. An eight-foot high fence and landscaped screen is shown along the eastern property line to buffer abutting residential property from the proposed development.

Access to the site will be provided by a right-in/right-out driveway on Scott Boulevard and a full access driveway on Abbington Terrace. These driveway locations have been approved by the City's Traffic Engineer. Recent improvements to Scott Boulevard, including a roundabout at the intersection of Scott Boulevard and Route KK, have resulted in new sidewalk being installed along the site's Scott Boulevard frontage. The proposed plan shows additional sidewalk to be built along the site's Abbington Terrace and Route KK frontages, and includes connections between Route KK, Abbington Terrace, and Scott Boulevard and the site's internal sidewalk system. No additional access-related improvements are needed to support the proposed development.

The plan meets all C-P zoning district requirements and satisfies the conditions and restrictions set forth in the 2007 rezoning ordinance.

RECOMMENDATION

Approval of the C-P development plan and associated Design Parameters

ATTACHMENTS

- Locator maps
- Development Plan
- Design Parameters
- 2007 Rezoning Ordinance

SITE HISTORY

Annexation Date	2007
Existing Zoning District(s)	C-P (Planned Business District)
Land Use Plan Designation	Commercial District

SITE CHARACTERISTICS

Area (acres)	2.5 acres
Topography	Downward sloping from north to south
Vegetation/Landscaping	Cleared for development
Watershed/Drainage	Mill Creek
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	PUD (Planned Unit Development)	Single-family homes
South	Rte KK/County A-1	Estate lot with single-family home
East	PUD	Single-family homes
West	Scott Blvd/R-1	Single-family homes

UTILITIES & SERVICES

Sanitary Sewer	City sewer service
Water	City service
Fire Protection	Columbia Fire Department
Electric	Boone Electric Cooperative

ACCESS

Abbingtion Terrace	North of site
Major Roadway Plan	Local Residential (Improved & City-maintained)
CIP Projects	No capital improvements are planned

Scott Boulevard	West of site
Major Roadway Plan	Minor Arterial (Improved & City-maintained)
CIP Projects	None

Route KK	South of site
Major Roadway Plan	Neighborhood Collector (Unimproved & MoDOT-maintained)
CIP Projects	None

PARKS & RECREATION

Neighborhood Parks	Secondary Priority Neighborhood Park Acquisition Area
Trails Plan	No trails planned adjacent to site

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on September 27, 2016.

Public Information Meeting Recap	Number of attendees: 5 Comments/concerns: General questions about plan
Neighborhood Association(s)	Wyndham Ridge; Thornbrook
Correspondence Received	None

Report prepared by Steve MacIntyre; approved by Patrick Zenner